

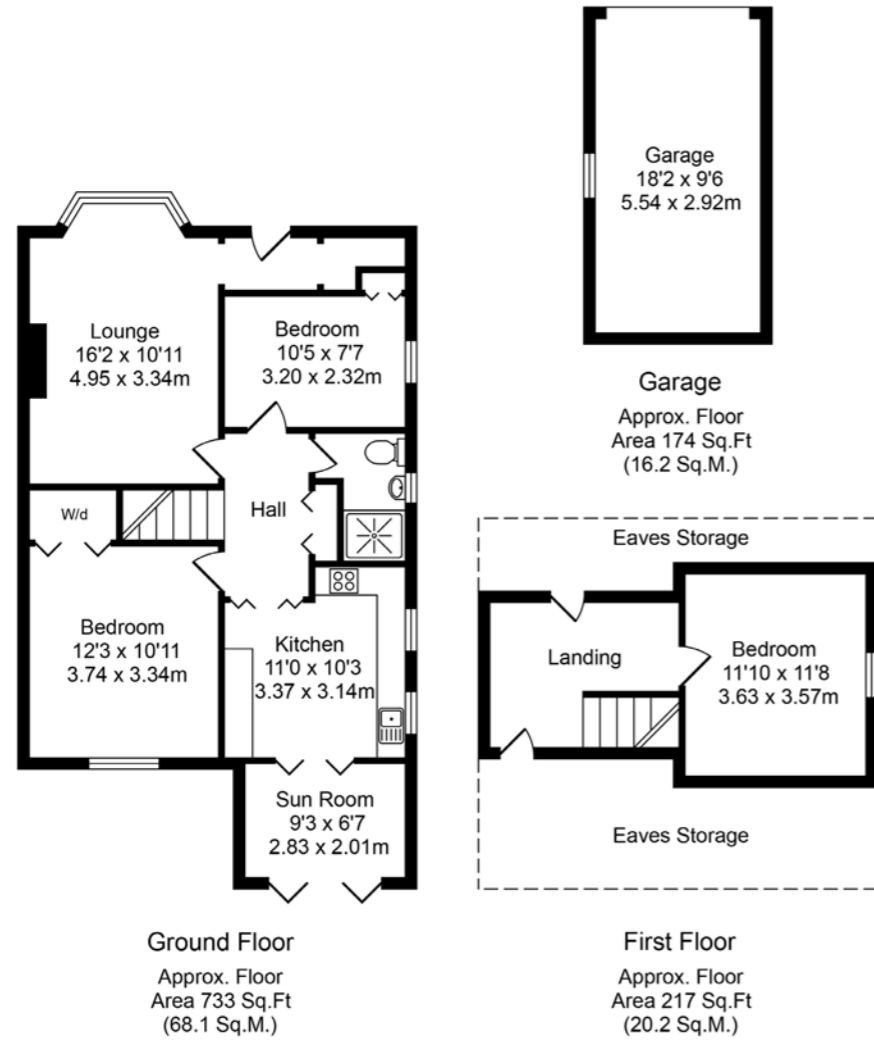


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 Southport: 01704 778668  
 arnoldandphillips.com

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 Chorley: 01257 241173

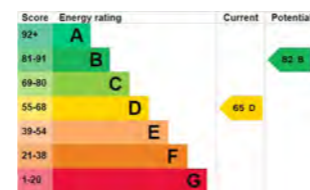
**Total Approx. Floor Area 1124 Sq.ft. (104.5 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: C

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold and Phillips are pleased to bring to market an exciting opportunity to acquire this three-bedroom semi-detached dormer bungalow, residing attractively along the popular Redgate in Ormskirk, West Lancs.

Ideally positioned this versatile property resides within close proximity to Ormskirk town centre, complete with its varied selection of local amenities and independent retailers. Superb transport and commuter links are further provided with the local rail station positioned nearby.

Approached via a private driveway which provides off-road car parking for multiple vehicles and approaches a single garage, access is granted via the main front entrance porch, with one received into a bright entrance hallway. Internal inspection will reveal a spacious front living room, two ground floor bedrooms, a garden sunroom conservatory and adjoining fitted kitchen, providing a range of wall, base and tower units, featuring contrasting worksurfaces. The main family bathroom also resides to this level and provides a traditional three-piece suite with complementary tiling. The first floor provides an abundance of eaves storage alongside the third spacious bedroom.

Externally this appealing property enjoys gardens to both the front and rear, with the rear garden enjoying a private outlook. A well-maintained central lawn is bordered by a range of timber fencing, plants, trees and shrubs, with an ample patio terrace providing an ideal place in which to entertain. Whilst a full course of cosmetic modernisation is required throughout the property, the abundance in potential is clear for all to see. With gas central heating and double glazing throughout as well as the benefit of no chain, internal inspection is highly advised to fully appreciate the true scope of potential available within.

